



CITY OF ROCKLIN
MINUTES OF REGULAR MEETINGS
OF THE
ROCKLIN CITY COUNCIL
AND
ROCKLIN REDEVELOPMENT AGENCY

DECEMBER 9, 1997

TIME: 7:30 P.M.

PLACE: Council Chambers
3970 Rocklin Road

12997

1. The Regular Meeting of the Rocklin City Council convened at 7:30 p.m. Mayor Kathy Lund presiding.

The Regular Meeting of the Rocklin Redevelopment Agency convened at 7:30 p.m. Chairman Lund presiding.

2. Mayor Lund led the Pledge of Allegiance.

3. Roll Call:

Councilmembers:	Ken Yorde, George Magnuson, Connie Cullivan, Mayor Kathy Lund Councilmember Peter Hill was excused.
Agency Members:	Mr. Yorde, Mr. Magnuson, Mrs. Cullivan, Chairman Lund Mr. Hill was excused.
City Personnel:	Rex Miller, Director/Administrative Services Sabina D. Gilbert, City Attorney Archie Moosakhanian, City Engineer Terry Richardson, Community Dev. Director Mark Riemer, Director/Comm. Serv. & Facilities Cindy Schaer, Econ. Dev. & Housing Manager Sandra Davies, City Clerk
Agency Personnel:	Rex Miller, Finance Officer Sandra Davies, Secretary
Commissioners:	None

Mayor Lund informed everyone that the titles of items #11 through #16 were changed from Phase 2 to Phase 2A.

AGENDA REVIEW:

4. No formal action was taken.

CONSENT CALENDAR:

Mayor Lund asked that item #11 be pulled from the Consent Calendar because a citizen had comments to make.

5. Second Reading & Publication: Ordinance No. 768 of the City Council of the City of Rocklin Levying Special Taxes Within Community Facilities District No. 7 (Sunset West-Interchange/Major Street) of the City of Rocklin
6. Resolution No. 97-318 of the City Council of the City of Rocklin Accepting the Public Work Known as Monte Verde Neighborhood Park, Approving the "Notice of Completion" Thereof, and Authorizing and Directing the Execution and Recordation of Said Notice on Behalf of the City/Olympic Landscaping
7. Resolution No. 97-319 of the City Council of the City of Rocklin Approving Plans and Specifications, Fixing Liquidated Damages, Setting City Manager Change Order Authority, and Calling for Sealed Proposals for the Old Post Office Asbestos Removal
8. Resolution No. 97-320 of the City Council of the City of Rocklin Amending Resolution No. 97-101 Regarding Consultant Services Agreement (Information Discovery Systems)
9. Resolution No. 97-321 of the City Council of the City of Rocklin Consenting To and Directing Recordation of an Irrevocable Offer of Dedication (Whitney Oaks Phase 2 - Parcel 60/Park)
10. Resolution No. 97-322 of the City Council of the City of Rocklin Approving and Authorizing Execution of the Whitney Oaks Phase 2 Subdivision Improvement Agreement for Turn-Key Park
12. Resolution No. 97-324 of the City Council of the City of Rocklin Accepting Grant of Open Space and Conservation Easement Whitney Oaks Phase 2A, Unit 11
13. Resolution No. 97-325 of the City Council of the City of Rocklin Approving the Final Map of Whitney Oaks Phase 2A Unit 12A and Approving and Authorizing Execution of a Subdivision Improvement Agreement
14. Resolution No. 97-326 of the City Council of the City of Rocklin Approving the Final Map of Whitney Oaks Phase 2A Unit 24A and Approving and Authorizing Execution of a Subdivision Improvement Agreement
15. Resolution No. 97-327 of the City Council of the City of Rocklin Approving the Final Map of Whitney Oaks Phase 2A Unit 24B and Approving and Authorizing Execution of a Subdivision Improvement Agreement
16. Resolution No. 97-328 of the City Council of the City of Rocklin Accepting Grant of Open Space and Conservation Easement with Covenants Whitney Oaks Oak Tree Preserve Whitney Oaks Phase 2A Subdivision
17. Resolution No. 97-329 of the City Council of the City of Rocklin Accepting the Public Work Known as Stanford Ranch Phase IV Parcel 51 Unit 1, Approving the "Notice of Completion" Thereof, and Authorizing and Directing the Execution and Recordation of Said Notice on Behalf of the City/Kaufman & Broad Central Valley, Inc.

18. Resolution No. 97-330 of the City Council of the City of Rocklin Accepting the Public Work Known as Stanford Foothills Parcel 101, Approving the "Notice of Completion" Thereof, and Authorizing and Directing the Execution and Recordation of Said Notice on Behalf of the City/Lennar Renaissance, Inc.

Motion to approve the Consent Calendar except for item #11 by Councilman Magnuson, seconded by Councilwoman Cullivan. Passed by the following roll call vote:

Ayes: Magnuson, Cullivan, Yorde, Lund
Noes: None
Absent: Hill
Abstain: None

11. Resolution No. 97-323 of the City Council of the City of Rocklin Approving the Final Map of Whitney Oaks Phase 2A Unit 11 and Approving and Authorizing Execution of a Subdivision Improvement Agreement

City Engineer Archie Moosakhanian gave a brief introduction and explanation of the issues involved with Mrs. Vaira.

Karen Vaira, 4503 Shenandoah Road, addressed the four issues from her letter of December 3, 1997 as follows:

- 1) Confirmation of placement of the street light planned for Live Oak Court between proposed lots 7 and 8 rather than lots 5 and 6.
This was confirmed by Staff.
- 2) Clarification of the appearance of the drainage outflow planned at the western edge of proposed lot 5.
This was explained and confirmed by Staff.
- 3) Clarification of the intersection of my rear property with the newly proposed western property boundary of the "triangle" of land considered for deeding by the City to the existing residents of Estates lot #44.
Staff explained the "triangle" of land stating that it was not the Wong's and the issue was not before Council tonight.
- 4) Disposal and control of the litter caused by construction contractors on Parcel 11.
Peter Bridges of Live Oak stated that the litter would be taken care of and the issue resolved.

There being no further comments, a motion was made to approve item #11 by Councilman Magnuson, seconded by Councilman Yorde. Passed by the following roll call vote:

Ayes: Magnuson, Yorde, Cullivan, Lund

Noes: None
Absent: Hill
Abstain: None

CITIZENS ADDRESSING THE COUNCIL:

19. Jay Forkas of 5684 Mesa Verde Circle stated his concerns relating to the City abandoning city park property next to the school site on Mesa Verde. He also referenced some public meetings and noticing requirements relating to the Brown Act, dust during construction, and opposition to the location of the park.

City Attorney Sabina Gilbert explained about the noticing requirements for the committee meetings with the school board. Staff addressed the other concerns and made arrangements for Mr. Forkas to be notified of future meetings.

PUBLIC HEARINGS:

20. The Willows (Located on Stanford Ranch Road behind La Petite Academy)
- A. Resolution of the City Council of the City of Rocklin Approving a Negative Declaration of Environmental Impacts (The Willows/SPU-97-26)
- B. Resolution of the City Council of the City of Rocklin Approving a Specific Plan Use Permit (The Willows/SPU-97-26)

Mayor Lund opened the Public Hearing.

Terry Richardson presented the staff report giving the location and background of the project. He addressed the issues of concern relating to the three story facility, fire conditions, roof material, and the park fee requirement.

Council discussed the following issues:

- three story apartment vs. three story medical building under BP zoning
- definition of "assisted care" facility
- materials to be used
- pitch of roof
- three story facility in middle of residential area
- number of full time employees and related parking spaces
- distance between driveways
- height of three story facility
- proposed shared parking with La Petite Academy on holidays
- proposed walk-way between facility and La Petite Academy
- program sharing with youth and senior citizens
- aesthetics

- sharing parking with another facility and future issues
- parking requirements met for this project

Applicant Mark Lucas, 3310 American River Drive, Sacramento, stated that the true intent of this project was for public benefit to the City of Rocklin. He responded to Council comments and concerns relating to the following:

- height of building
- natural topography and project blending to area
- parking and traffic flow
- maximum number of employees 22/no parking problems
- roof material/additional cost for tile
- project about code requirement for life safety
- park fee and zero impact on parks
- use is community care facility/requires state license

Council made additional comments relating to the following:

- view of project along Pebble Creek
- no age restrictions for residents/possibility of mental patients
- 38 foot building/45 foot peak height
- Dining Court/no smoking facility
- walkway between school and facility/security and liability issues

Mark Riemer explained the reasoning behind the park fee which included the project being a commercial venture and the impact of visitors to the facility on parks.

There being no further public comments, Mayor Lund closed the Public Hearing.

Council discussed the following issues:

- substantial need for facility in area
- three story facility and visual appearance to existing neighborhood
- change to aesthetics issue of condition #18 on page 13
- need for senior citizen facilities and activities in area
- roof materials
Mayor Lund poled Council relating to roof material and it was a 4-0 vote for a tile roof.
- facility near Sunset Christian Center/need for senior citizen activities
- park fees
Mayor Lund poled Council relating to the amount of park fees and it was a 4-0 vote for the \$751.00 park fee.
- three story facility

Mayor Lund poled Council relating to approving a three story facility and the vote was 2-2.

During the Council discussion, it became obvious that action on this project should be continued until all members of Council were present. Council concurred and continued The Willows Project to December 18, 1997 at 4:00 p.m.

Mayor Lund reminded everyone that the Public Hearing on this project was closed.

21. Resolution of the City Council of the City of Rocklin Approving the Issuance of Multifamily Housing Revenues Bonds by the City of Rocklin (Lucas Enterprises "The Willows" Senior Citizen Community Care Facility)

Council discussed the issue of whether or not to hear this item now. There is an ABAG application deadline of December 15th for project financing. Issues discussed related to amending the resolution to be contingent on project approval and the fact that the \$11 million dollars is designated for "a project", not a specific three story project. Council concurred with having the public hearing.

Mayor Lund opened the Public Hearing.

Cindy Schaer presented the staff report.

There being no public comments, Mayor Lund closed the Public Hearing.

Council added the language "contingent on final City Council approval of the Project" to two paragraphs of the resolution at the end of the seventh "Whereas" paragraph on page 1 and in the middle of paragraph number 2. on page 2.

Motion to approve the resolution as amended by Councilman Magnuson, seconded by Councilman Yorde. Passed by the following roll call vote:

Ayes:	Magnuson , Yorde, Cullivan, Lund
Noes:	None
Absent:	Hill
Abstain:	None

Mayor Lund called for a brief recess at 9:00 p.m. and reconvened the meeting at 9:07 p.m.

22. Redevelopment Agency Action - Public Hearing:

Resolution of the Redevelopment Agency of the City of Rocklin Reviewing the Five Year Implementation Plan 1994 to 1999

Cindy Schaer presented the staff report and pointed out the changes in laws and status review.

Mayor Lund opened the Public Hearing. There being no public comment, Mayor Lund closed the Public Hearing.

Mayor Lund complimented Cindy for a job well done.

Motion to approve by Councilman Yorde, seconded by Councilman Magnuson. Passed by the following roll call vote:

Ayes:	Yorde, Magnuson, Cullivan, Lund
Noes:	None
Absent:	Hill
Abstain:	None

ORDINANCES:

23. Second Reading & Publication: Ordinance No. 773 of the City Council of the City of Rocklin Approving a Development Agreement By and Between the City of Rocklin 650 Ventures for Development of the Property Known as Clover Valley Lakes (Clover Valley Lakes/DA-97-01)

Councilman Magnuson stated that he would abstain on this item due to a possible Conflict of Interest.

Motion to approve by Councilman Yorde, seconded by Councilwoman Cullivan. Passed by the following roll call vote:

Ayes:	Yorde, Cullivan, Lund
Noes:	None
Absent:	Hill
Abstain:	Magnuson

REPORTS FROM CITY OFFICIALS:

24. No reports.

ANNOUNCEMENTS/BRIEF REPORTS:

25. - Council commended the Recreation Department for a fine performance of "Oliver" and encouraged everyone to attend.
- The Natinal League of Cities Conference in Philadelphia was very interesting.

- Mayor Lund reported that she sent a letter to the Transportation Commission in opposition to their proposal to take 4.5% away from the City for sound walls.
- The Finn Hall Christmas Tree Lighting has become so popular that unfortunately people had to be turned away this year.
- The CFD #7 Bond Sale at the long term rate of 6% is complete and Closing will be Dec. 17th & 18th in San Francisco.

FUTURE AGENDA ITEMS:

26. Reminder: Special Council Meeting on December 18, 1997 at 4:00 p.m.
Lone Tree Shopping Center
- Committee Appointments will be made at the first meeting in January.
 - SACOG Reorganization proposal will be heard at the first meeting in January.

REDEVELOPMENT AGENCY ACTION:

27. Resolution No. 97-137 of the Redevelopment Agency of the City of Rocklin Authorizing the Executive Director to Execute Amendment No. 1 to the Agreement with Omni Means/Project Study Report (PSR) for the Modification of the Interstate 80 Interchange at Sierra College Boulevard

Motion to approve by Councilman Magnuson, seconded by Councilwoman Cullivan. Passed by the following roll call vote:

Ayes:	Magnuson, Cullivan, Yorde, Lund
Noes:	None
Absent:	Hill
Abstain:	None

28. Report from Executive Director - No report.

ADJOURNMENT:

29. The Redevelopment Agency Meeting was adjourned at 9:15 p.m. by Chairman Lund.
30. The City Council Meeting was adjourned at 9:15 p.m. by Mayor Lund.

APPROVED:

Sandra Davies, City Clerk

Kathy Lund, Mayor